

# 1943 Profile of the Flatlands, Brooklyn area

from the 1943 *New York City Market Analysis*



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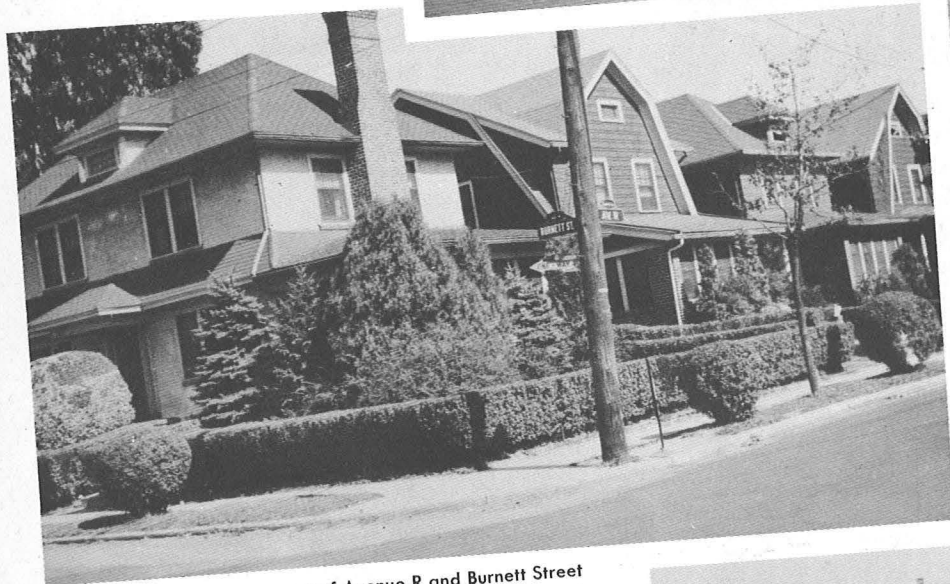
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# BROOKLYN 22

Flatlands

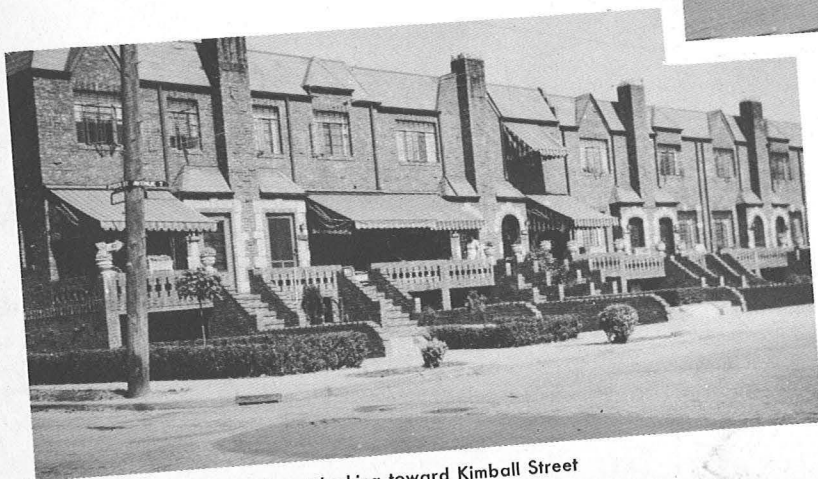


Avenue M and East 32nd Street facing west



Above: Northeast corner of Avenue R and Burnett Street

Right: Kings Highway looking west from East 38th Street

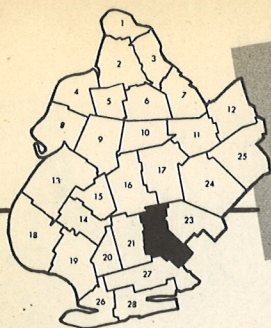


Avenue T at Ryder Street looking toward Kimball Street



Quentin Road looking east from Marine Parkway





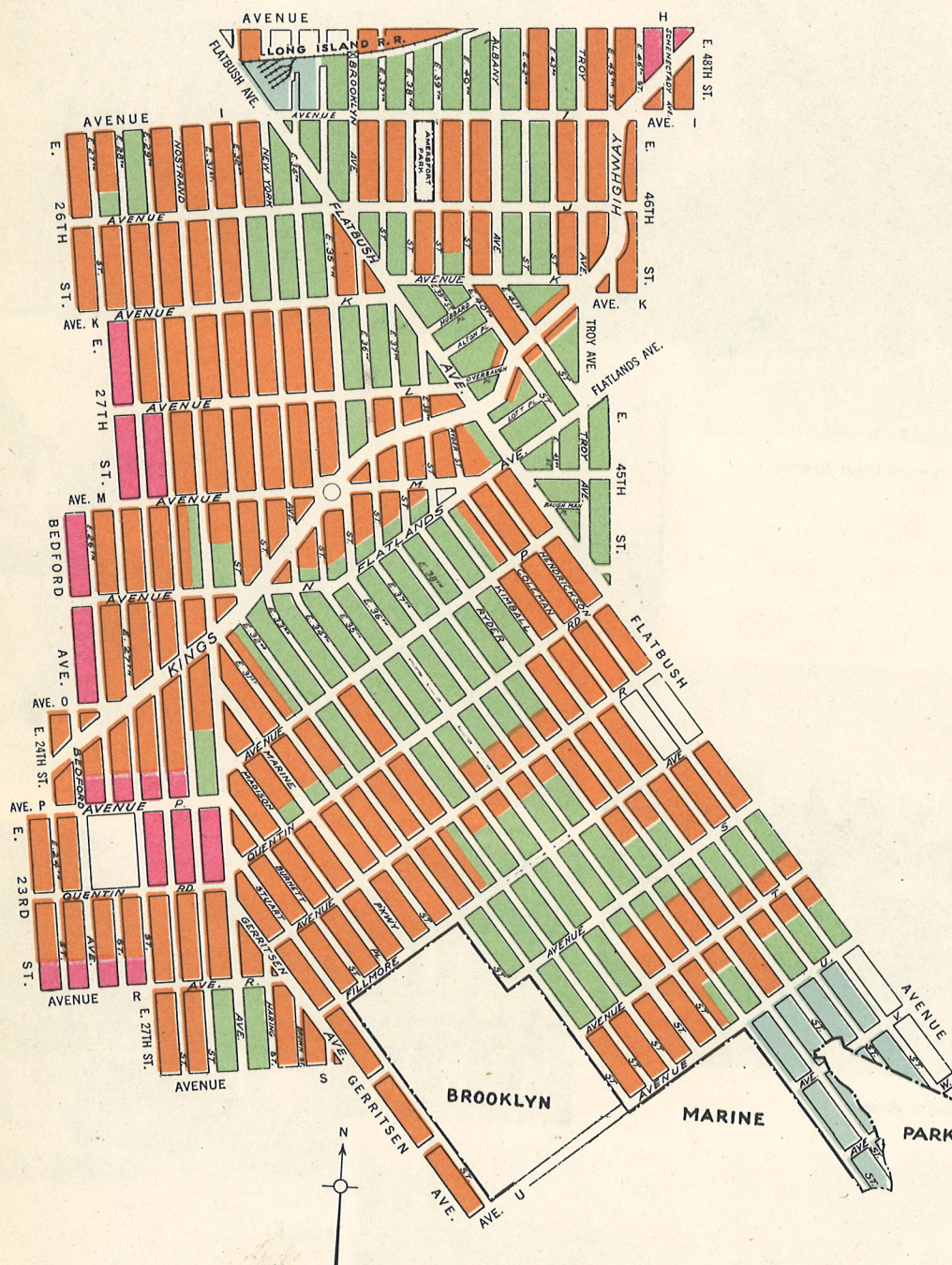
# NEW YORK CITY MARKET ANALYSIS

Compiled by  
THE NEWS  
THE NEW YORK TIMES  
DAILY MIRROR  
JOURNAL-AMERICAN

BROOKLYN

22

## Flatlands



POPULATION . . . . . 57,396  
(larger than Waco, Texas)

Native white . . . . . 47,368  
Foreign-born white . . . . . 9,728  
Negro . . . . . 284  
Other races . . . . . 16

*Europeans of varied origin, with Russian Jews most numerous, make up the foreign-born.*

FAMILIES . . . . . 14,691  
—owner families . . . . . 7,198  
—tenant families . . . . . 7,493

### FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	111
100-149	6,000-9,999	536
75- 99	4,500-5,999	1,736
50- 74	3,000-4,499	6,490
30- 49	1,800-2,999	4,675
40- 49	2,400-2,999	2,680
30- 39	1,800-2,399	1,995
Under 30	Under 1,800	729
Unknown		414

Median family expenditure . . \$3,370  
Average family expenditure . . \$3,572

RESIDENTIAL STRUCTURES . . 11,160  
—one-family houses . . . . . 8,809  
—two-family houses . . . . . 1,822  
—three-or-more-family houses . . 529

Since 1920, Flatlands has grown from 7,000 to over 57,000 population and today it is an attractive upper and middle-income district. Eighty per cent of the dwellings are one-family homes and two-thirds of the occupants are owners. On Kings Highway there are

some good type apartment houses. There has been considerable new building of one-family homes in the vicinity of Brooklyn Marine Park. The district is almost entirely residential. Flatbush Avenue contains most of the retail outlets.